




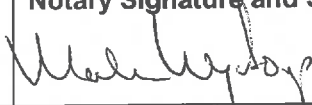
Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

| Administrative Alternate Request | OFFICE USE ONLY |
|--|--------------------|
| Section(s) of UDO affected: 3.3.3 BUILDING MASSING STANDARDS | Transaction Number |
| Provide an explanation of the alternate requested, along with an applicant's statement of the findings | |
| Provide all associated case plan numbers including zoning and site plan: SR9961-Transaction #496251 | |

| GENERAL INFORMATION | | | |
|--------------------------|---|---------------------------|--|
| Property Address | 120 Kindley Street, Raleigh, NC 27601 | Date | 7/19/2017 |
| Property PIN | #1703559479 | Current Zoning | DX-20 |
| Nearest Intersection | Kindley Street – S. Salisbury | Property size (in acres) | 5.89 |
| Property Owner | Exploris Development Group, LLC | Phone | 336-993-3785 |
| | | Email | rferris@firstfloor.biz |
| Project Contact Person | Barry Buckman | Phone | 919-780-8926 |
| | | Email | bbuckman@sfla.biz |
| Property Owner Signature |  | Email | rferris@firstfloor.biz |
| Notary | Sworn and subscribed before me this <u>2</u> day of <u>August</u> , 2017 | Notary Signature and Seal |  Marlene Wynkoop NOTARY PUBLIC WAKE COUNTY, N.C. My Commission Expires 03-09-2020 |



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate Checklist

| TO BE COMPLETED BY APPLICANT | | | YES | N/A |
|---------------------------------------|--|--|-----|-----|
| ADMINISTRATIVE ALTERNATE REQUIREMENTS | | | | |
| 1. | The property owner must be the applicant. | | x | |
| 2. | An application, signed by the property owner and notarized to that effect, is required. | | x | |
| 3. | The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices. | | x | |
| 4. | The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information. | | x | |

An aerial architectural rendering of a city street intersection. A proposed building, highlighted in white, is situated at the corner of the intersection. The building has a modern, multi-story design with a flat roof and large windows. The surrounding area includes existing buildings, parking lots, and a complex road network with multiple lanes and intersections. A large blue banner is overlaid on the top right of the image, containing the text "120 Kindley Street".

120 Kindley Street

An aerial architectural rendering of a city street grid. A specific building massing is highlighted in white, showing a multi-story structure with a stepped roofline. The surrounding area includes various other building footprints, streets, and a large circular feature in the lower-left quadrant.

Admin Alternate Findings

AGENDA

Building Massing 3.3.3

- C. Administrative Alternate Findings
 - 3. Material changes mimic change in wall plane
 - 4. Additional setback provided
 - 5. Delineation of base, middle and top

Site Development:

The current site is the Southern Gateway to the City of Raleigh and is accessed from Kindley Street and bordered by South McDowell Street, MLK Jr. Blvd. and the Railroad

The 5.89 acre site is a planned phased development along Kindley Street, that includes a future extension to MLK Jr. Blvd. City Gateway Building 1 will be the Triangle region's first energy-positive office building and will also include the Exploris K-8 Charter School.

Zoning: DX-20
Building Type: General

Stepback Area:

48% increase in baseline stepback requirements.

Material Change Mimics Change in Wall Plane (UDO 3.3.3.C - Admin Alt #3)

Proposed Building Mimics a change in wall plane through the use of materials and projections. The building base includes precast panels, glass and aluminum and metal panels of varying patterns and solid areas that delineate the change in plane. The building projections at the two grade level entries provides variations of the wall plane in lieu of building stepbacks.

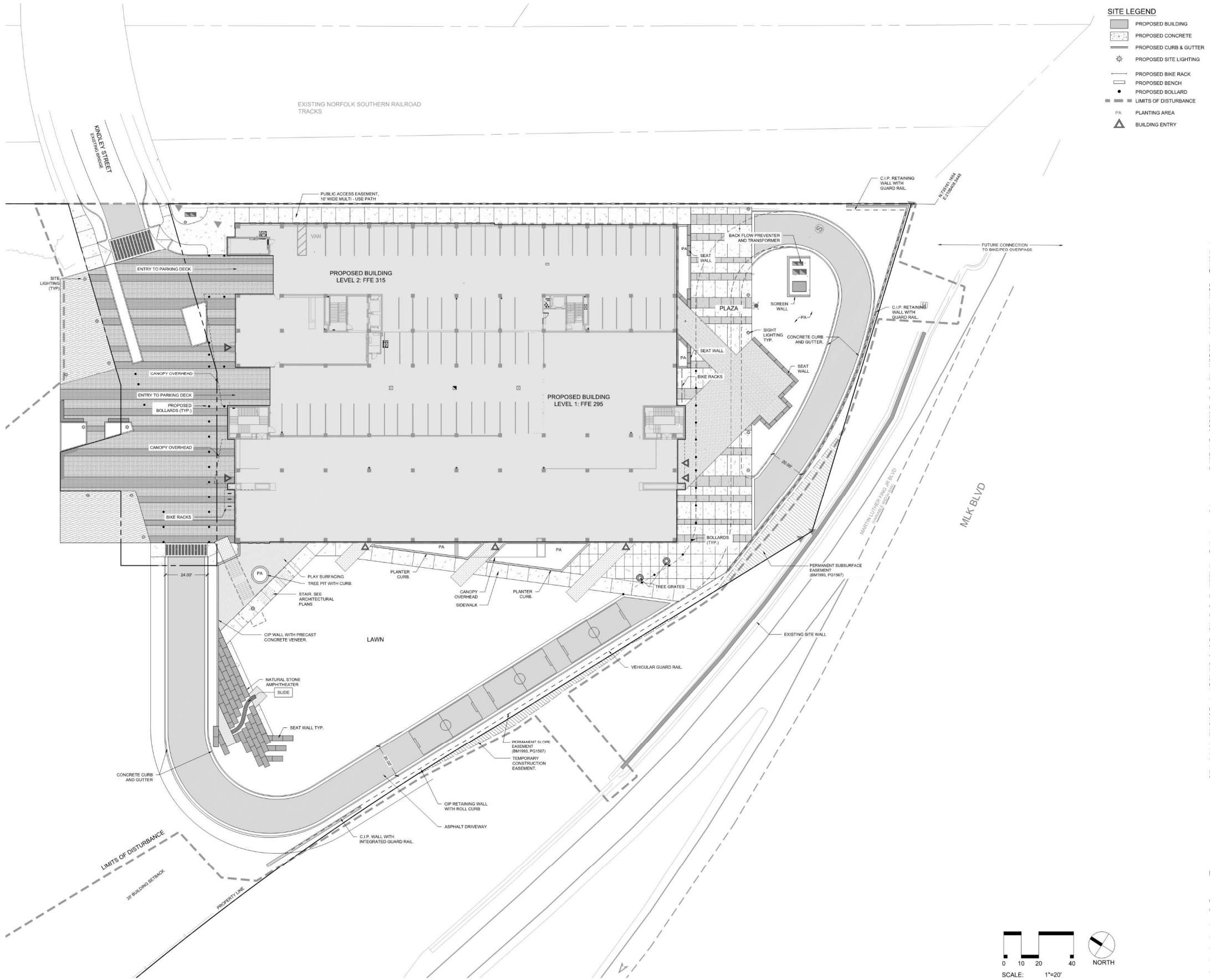
Additional Setback Provided (UDO 3.3.3.C - Admin Alt #4)

Proposed Building provides additional setback at the first and second floor entries, resulting in additional public space and outdoor amenity areas. The 46,475 SF of are provide open playground and two entry plaza's.

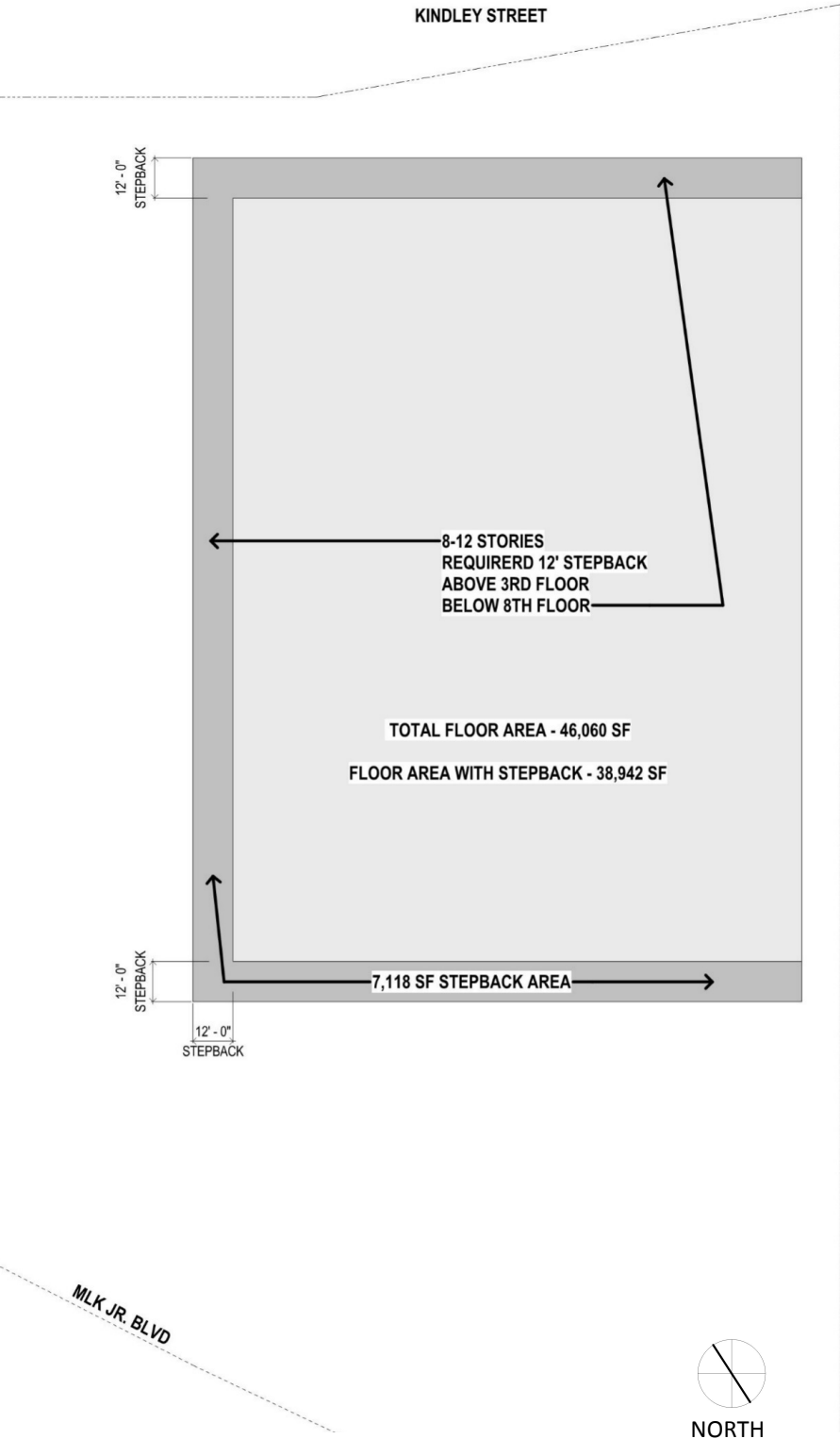
Delineation of Base, Middle, and Top (UDO 3.3.3.C - Admin Alt #5)

Proposed Building utilizes the combination of changes of materials: precast concrete, glass and aluminum windows, open areas in the parking deck, and metal panels. The three areas of building, base-middle-top, are defined with material patterns, stepbacks, projections, and overhangs to emphasize the hierarchy of the building.

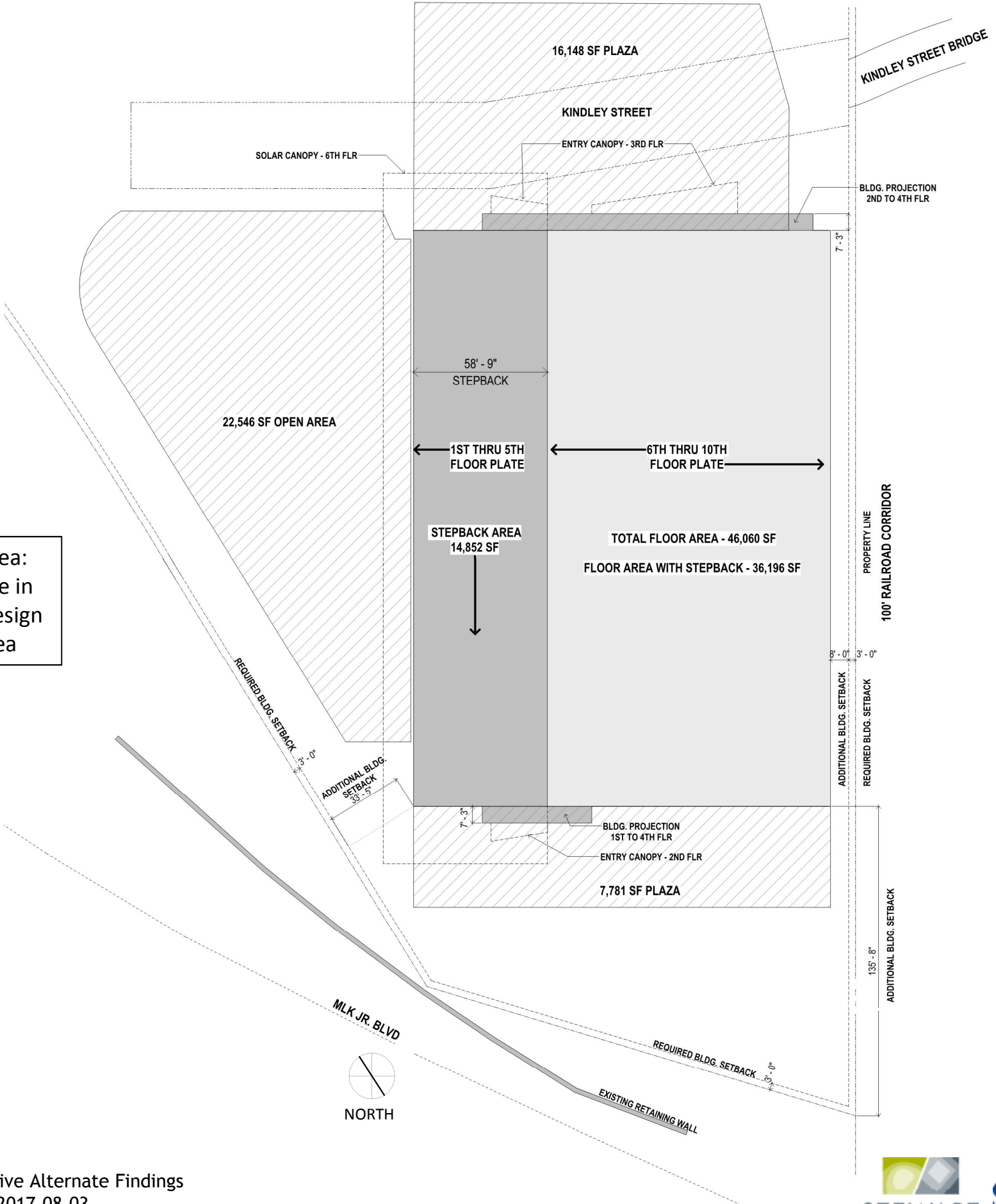
Proposed Site Plan



UDO vs Proposed Stepback Area

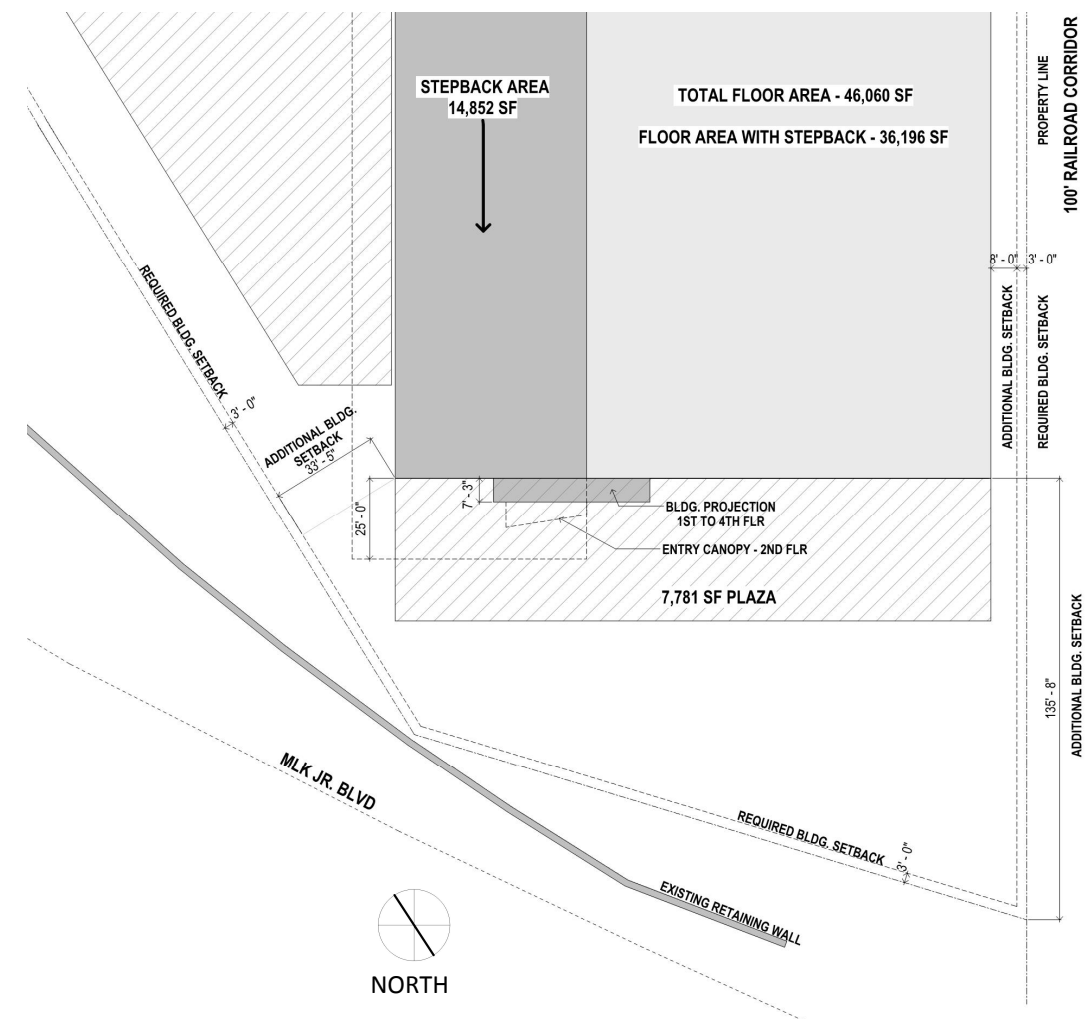
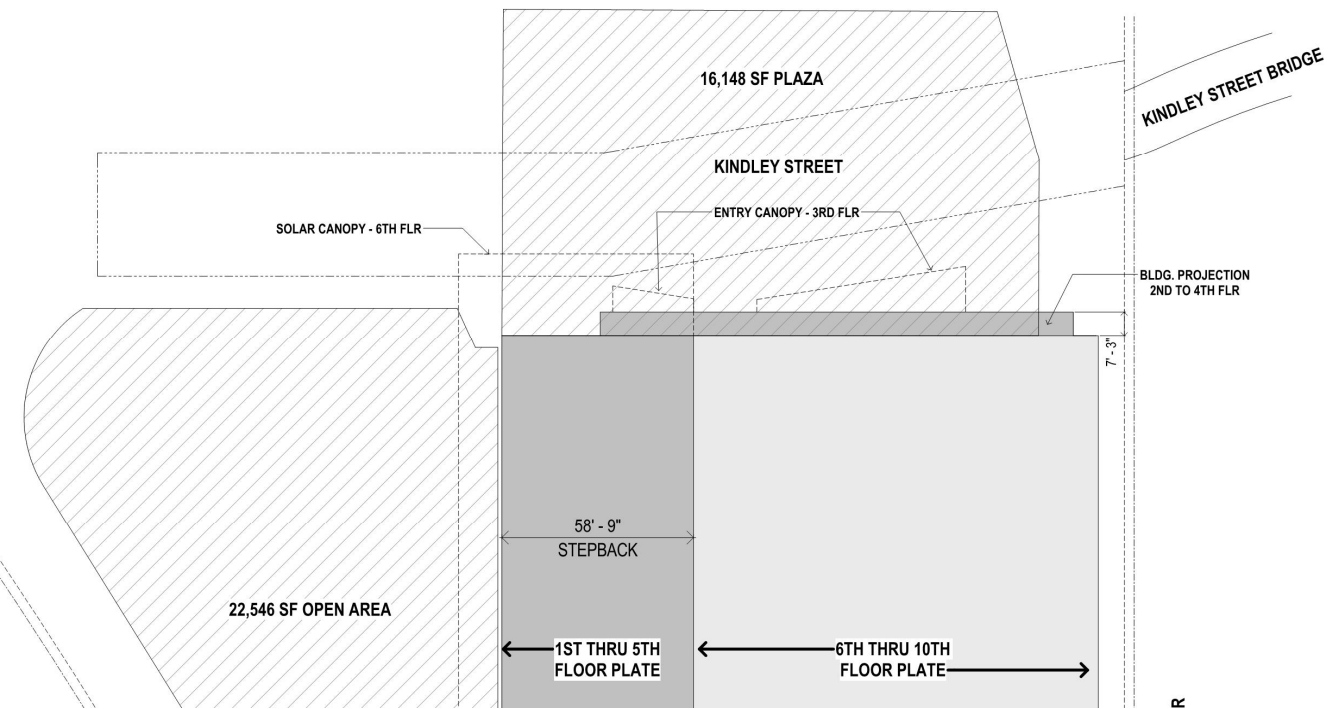
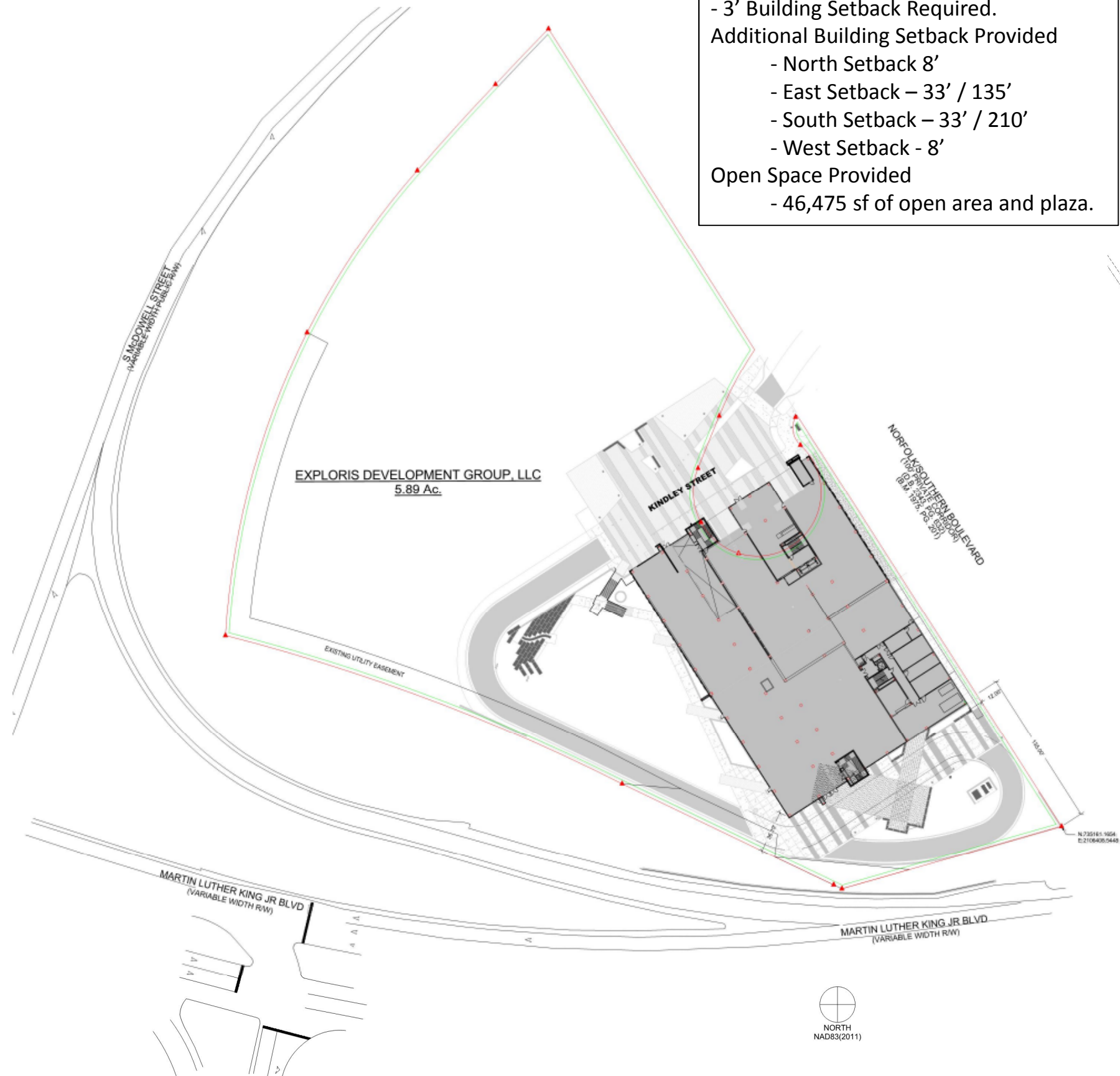


Stepback Area:
48% increase in
proposed design
stepback area

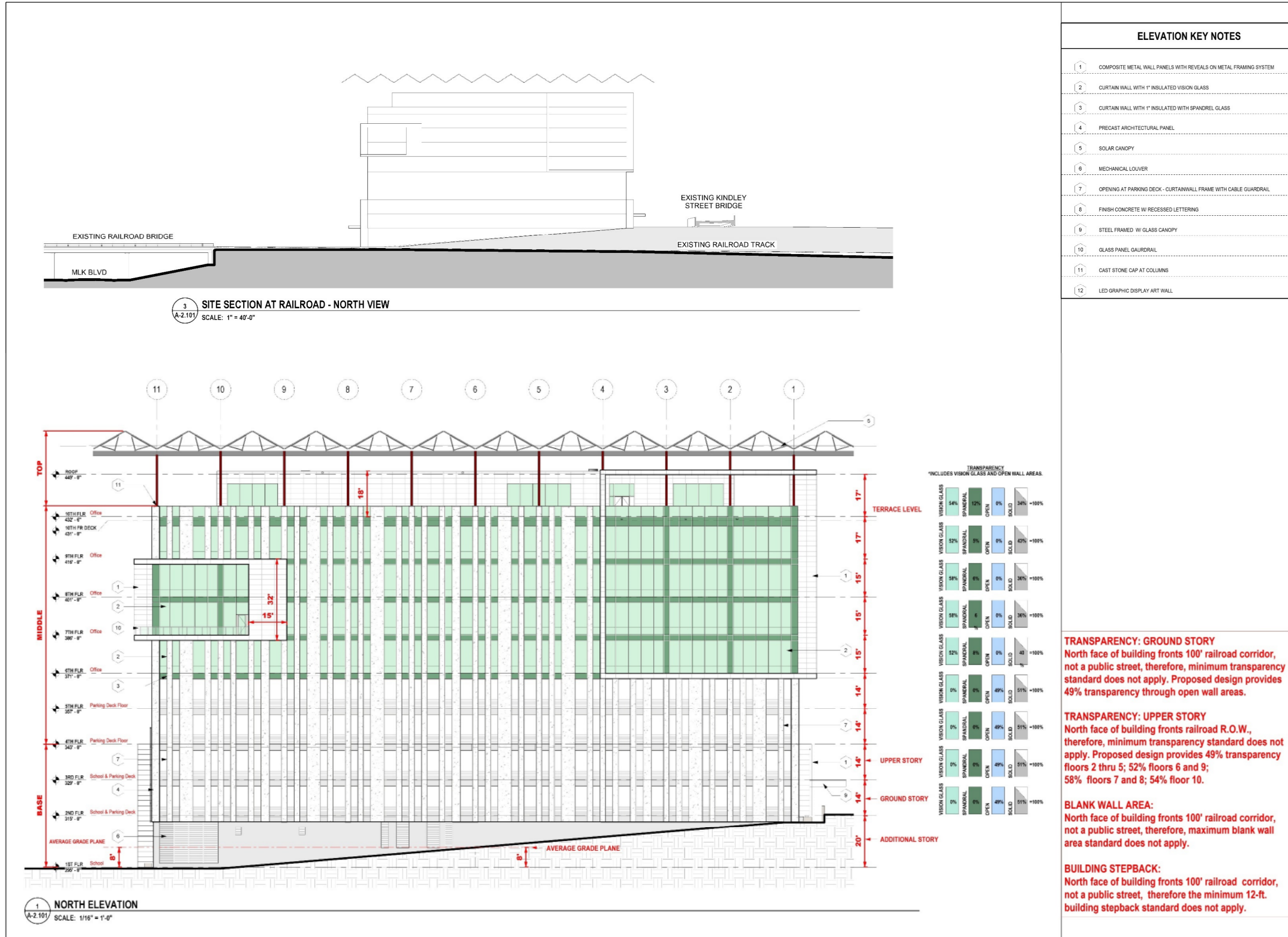


Additional Building Setback Provided

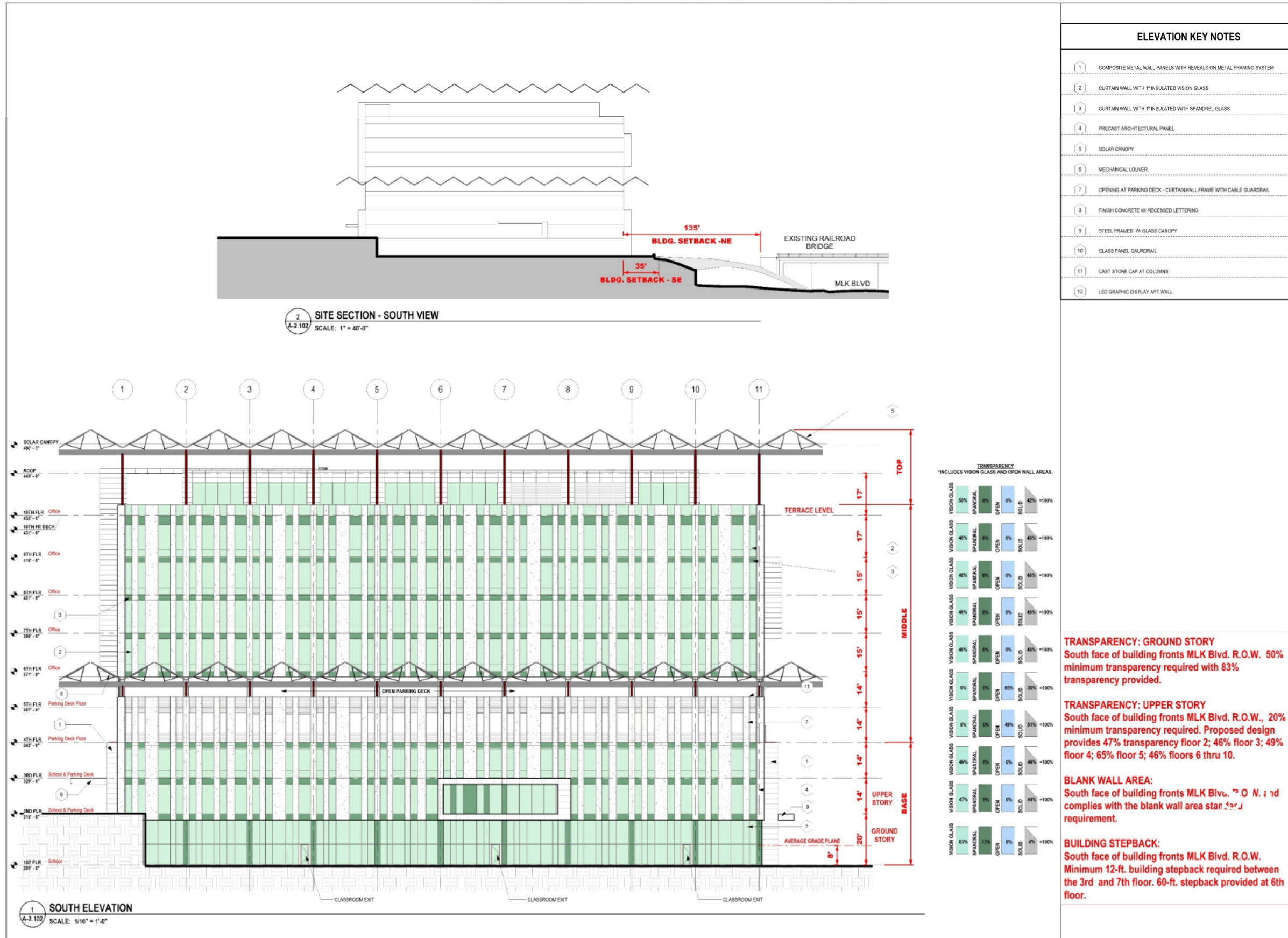
- Additional Building Setback:
- 3' Building Setback Required.
Additional Building Setback Provided
- North Setback 8'
- East Setback – 33' / 135'
- South Setback – 33' / 210'
- West Setback - 8'
Open Space Provided
- 46,475 sf of open area and plaza.



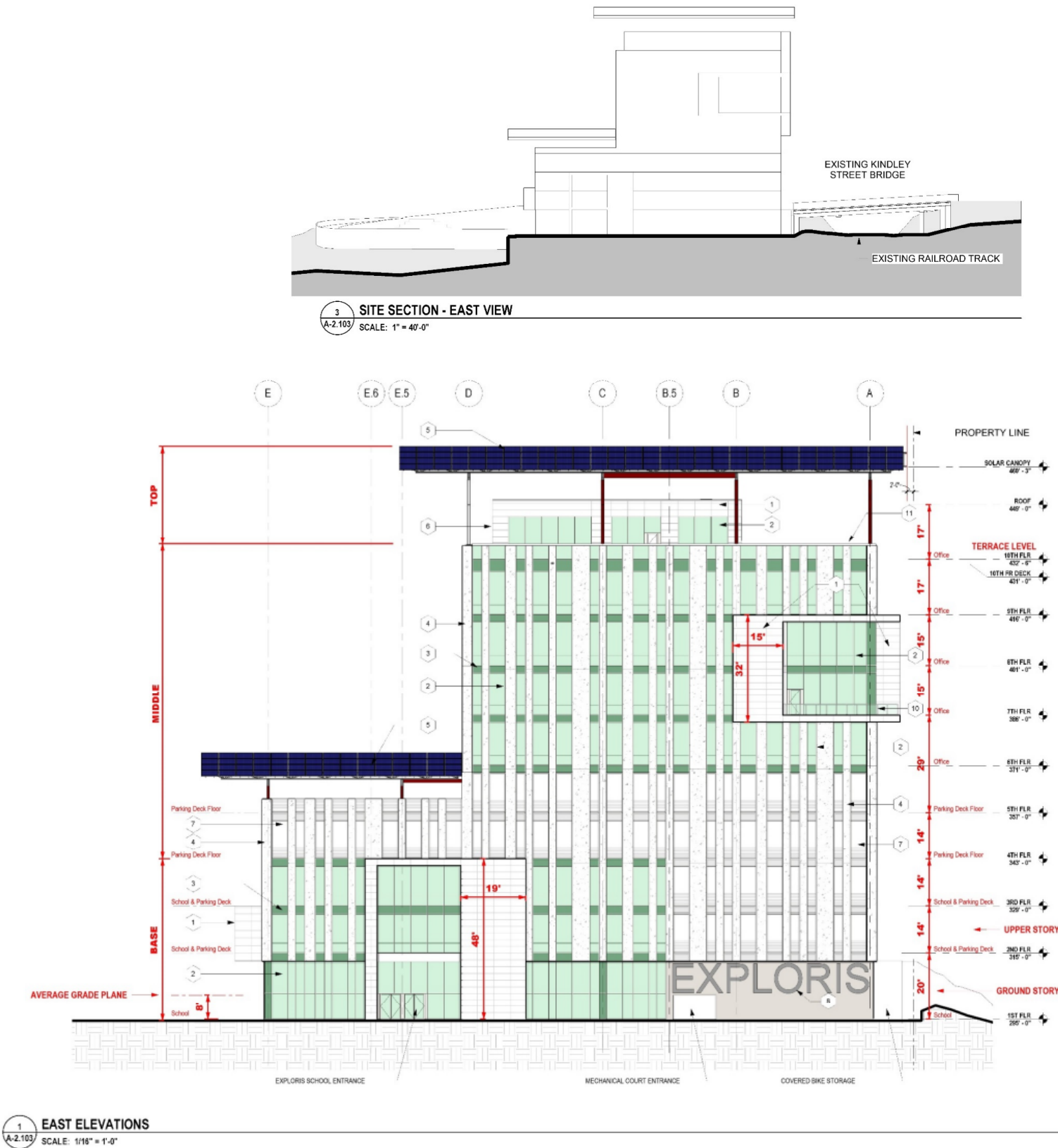
Delineation of Base, Middle, and Top
(UDO 3.3.3.C - Admin Alt #5)



Delineation of Base, Middle, and Top (UDO 3.3.3.C - Admin Alt #5)



Delineation of Base, Middle, and Top (UDO 3.3.3.C - Admin Alt #5)



| ELEVATION KEY NOTES | |
|---------------------|--|
| 1 | COMPOSITE METAL WALL PANELS WITH REVEALS ON METAL FRAMING SYSTEM |
| 2 | CURTAIN WALL WITH 1" INSULATED VISION GLASS |
| 3 | CURTAIN WALL WITH 1" INSULATED WITH SPANDREL GLASS |
| 4 | PRECAST ARCHITECTURAL PANEL |
| 5 | SOLAR CANOPY |
| 6 | MECHANICAL LOUVER |
| 7 | OPENING AT PARKING DECK - CURTAINWALL FRAME WITH CABLE GUARDRAIL |
| 8 | FINISH CONCRETE W/ RECESSED LETTERING |
| 9 | STEEL FRAMED W/ GLASS CANOPY |
| 10 | GLASS PANEL GAURDRAIL |
| 11 | CAST STONE CAP AT COLUMNS |
| 12 | LED GRAPHIC DISPLAY ART WALL |

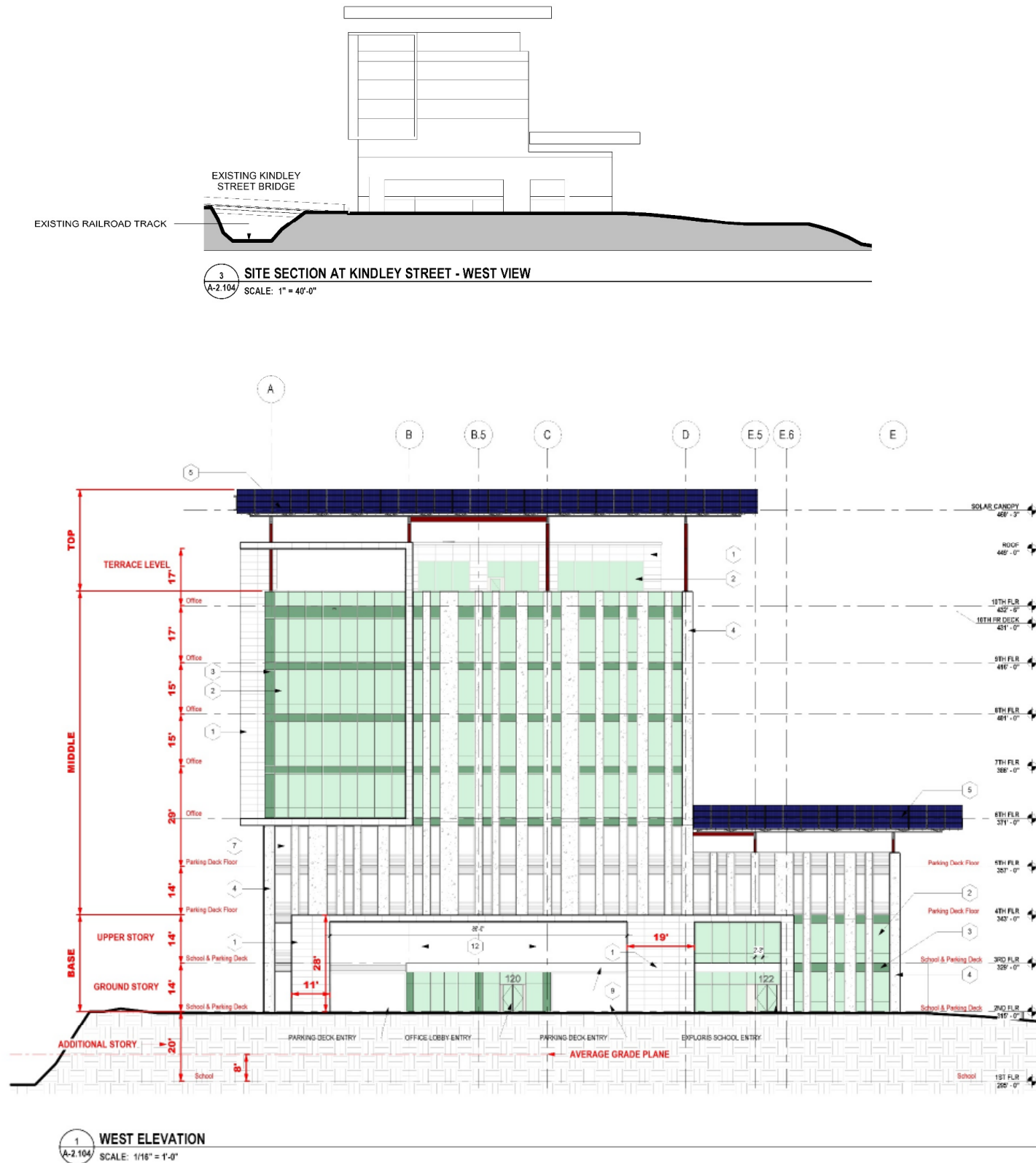
TRANSPARENCY: GROUND STORY
East face of building fronts MLK Blvd. R.O.W. 50% transparency is required. 50% transparency is provided with 43% vision glass and 7% open wall area.

TRANSPARENCY: UPPER STORY
East face of building fronts MLK Blvd. R.O.W. 20% minimum transparency required. Proposed design provides 47% transparency floor 2; 47% floor 3; 46% floor 4; 46% floor 5; 56% floor 6; 49% floor 7; 56% floor 8; 56% floor 9; 48% floor 10.

BLANK WALL AREA:
East face of building fronts MLK Blvd. R.O.W. and complies with the blank wall utilizing Exception 3 of the Administrative Alternate Findings listed in Section 1.5.10. (Architectural treatment for visual interest)

BUILDING STEPBACK:
East face of building fronts MLK Blvd. R.O.W., Minimum 12-ft. building setback between the 3rd and 7th floor required. In lieu of building setback 35-ft minimum & 135-ft maximum setback proposed to manage steep grade conditions. Open space provided as public plaza with seating areas, outdoor play areas, bicycle and pedestrian trails, and landscaping.

Delineation of Base, Middle, and Top (UDO 3.3.3.C - Admin Alt #5)



ELEVATION KEY NOTES

| | |
|----|--|
| 1 | COMPOSITE METAL WALL PANELS WITH REVEALS ON METAL FRAMING SYSTEM |
| 2 | CURTAIN WALL WITH 1" INSULATED VISION GLASS |
| 3 | CURTAIN WALL WITH 1" INSULATED WITH SPANDREL GLASS |
| 4 | PRECAST ARCHITECTURAL PANEL |
| 5 | SOLAR CANOPY |
| 6 | MECHANICAL LOUVER |
| 7 | OPENING AT PARKING DECK - CURTAINWALL FRAME WITH CABLE GUARDRAIL |
| 8 | FINISH CONCRETE W/ RECESSED LETTERING |
| 9 | STEEL FRAMED W/ GLASS CANOPY |
| 10 | GLASS PANEL GUARDRAIL |
| 11 | CAST STONE CAP AT COLUMNS |
| 12 | LED GRAPHIC DISPLAY ART WALL |

TRANSPARENCY: GROUND STORY
East face of building fronts future Kindley Street, R.O.W. 50% minimum transparency required. 51% provided with 29% vision glass and 22% open wall area.

TRANSPARENCY: UPPER STORY
East face of building fronts future Kindley Street, R.O.W. 20% minimum transparency is required. Proposed design provides 20% transparency floor 3; 49% floor 4; 46% floor 5; 56% floors 6 thru 9; 48% floor 10.

BLANK WALL AREA:
East face of building fronts future Kindley Street R.O.W. and complies with the blank wall area standard requirements.

BUILDING STEPBACK:
East face of building fronts future Kindley Street R.O.W. Minimum 12-ft. building setback at the 3rd and 7th floor required. 6-ft setback provided at 3rd floor combined with 6-ft building setback. Open space provided by building setback improved as public plaza with seating areas and landscaping.

Material Change Mimics Change in Wall Plane
Kindley Street Entrance View



Material Change Mimics Change in Wall Plane
Kindley Street Entrance View



Material Change Mimics Change in Wall Plane
Exploris School Entrance - View from MLK

